

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Unit 5/14 Gladstone Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$498,500

House

Unit

X

Suburb

Lilydale

Period - From

01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2 Jaipril PI LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$332,000

Method: Sale

Date: 13/12/2018

Rooms: -

Property Type: House (Res)



2/79 Castella St LILYDALE 3140 (REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 22/11/2018

Rooms: 2

Property Type: House

Land Size: 68 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.